

City Council
Atlanta, Georgia

02-0-0107

AN ORDINANCE
BY: ZONING COMMITTEE

Z-01-98
DATE FILED: 12-11-01

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended and the maps established in connection therewith be changed so that the following property located at **3607-3617-3625-3633 Habersham Road, N.W./23-31-41 Honour Avenue, N.W./3542-3550 Roswell Road, N.W.** be changed from the **R-4 (Single-Family Residential)** District, to the **RG-3 (Residential General-Sector 3)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **98** of the **17th** District, Fulton County, Georgia being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development," as identified by the use of the suffix "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

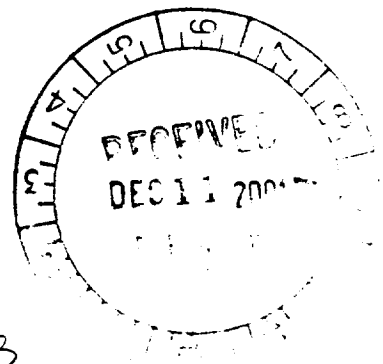
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LEGAL DESCRIPTION

All that tract of land lying and being Land Lot 98 in the 17th District, City of Atlanta, Fulton County and being more particularly described as follows:

BEGINNING at a point at the intersection of the west right of way of Roswell Road with the north right of way of Honour Avenue;
thence along the right of way of Honour Avenue, North 84 degrees 42 minutes 39 seconds West, a distance of 239.82 feet to a point;
thence continuing along said right of way, along a curve to the right, said curve having an arc distance of 92.70 feet, with a radius of 1505.53 feet, at a chord bearing of North 82 degrees 56 minutes 49 seconds West, a chord distance of 92.68 feet to a point;
thence continuing along said right of way, along a curve to the right, said curve having an arc distance of 49.74 feet, with a radius of 102.22 feet, at a chord bearing of North 67 degrees 14 minutes 38 seconds West, a chord distance of 49.25 feet to a point;
thence North 53 degrees 18 minutes 17 seconds West, a distance of 202.09 feet to a point on the North right of way of Honour Avenue and the East right of way of Habersham Road;
thence along the right of way of Habersham Road, along a curve to the right, said curve having an arc distance of 163.39 feet, with a radius of 546.58 feet, at a chord bearing of North 63 degrees 0 minutes 22 seconds East, a chord distance of 162.79 feet to an iron pin;
thence continuing along said right of way along a curve to the left, said curve having an arc distance of 151.37 feet, with a radius of 1138.04 feet, at a chord bearing of North 67 degrees 45 minutes 35 seconds East, a chord distance of 151.26 feet to a point on the East right of way of Habersham Road;
thence South 35 degrees 0 minutes 7 seconds, East, a distance of 171.85 feet to an iron pin;
thence South 87 degrees 22 minutes 45 seconds East a distance of 19.95 feet to an iron pin;
thence South 81 degrees 42 minutes 52 seconds East, a distance of 156.23 feet to a point on the West right of way of Roswell Road;
thence along the said right of way South 8 degrees 5 minutes 23 seconds West, a distance of 141.65 feet to a point; said point being the POINT OF BEGINNING.

Said tract contains 92,563 square feet or 2.125 acres.



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